

These minutes are not official until approved by the City of Evansville Plan Commission.

**City of Evansville Plan Commission
Regular Meeting
December 4, 2017, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. **Call to Order** at 6:00 pm.

2. **Roll Call:**

Members	Present/Absent	Others Present
Mayor Bill Hurtley	P	Community Development Director Jason Sergeant
Aldersperson Rick Cole	P	Roger Berg of Grove Partners, LLC, 102 E Main St
Aldersperson Erika Stuart	A	Dave Watson of 32 Grove Street
Bill Hammann	P	Gene Prudhon of 245 Clifton St
John Gishnock	P	Applicant Tami Tishler of 288 N Fourth Street
Matt Eaton	P	
Susan Becker	P	

3. **Approval of Agenda:** *Motion to approve the agenda by Cole, seconded by Gishnock. Approved unanimously.*

4. **Approval of Minutes:** *Motion to waive the reading of the minutes from the November 7, 2017 regular meeting and approve them as printed by Cole, seconded by Becker. Approved unanimously.*

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

Hammann Arrived

6. **Citizen appearances other than agenda items listed.** None

7. **New Business**

A. Public Hearing and review concerning a Conditional Use Permit and Site Plan Application to construct a new building in the Historic Conservation Overlay District on parcel 6-27-113 (SW Corner of Maple and Main Street)

i. Initial staff and applicant comments. Sergeant presented his staff report summarizing the request and noting the application meets the merits of the code and comp plan.

ii. Public Hearing. Hurtley opened the public hearing at 6:08pm and closed it at 6:23pm with comments from Watson regarding parking challenges along Maple Street. Commission discussed and staff will check on parking situation after project is completed.

iii. Plan Commissioner questions and comments. Commission members discussed the impact on local traffic and possibility of a drop off designation.

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iv. Motion with conditions. ***Hammann Made a motion, seconded by Cole that was passed unanimously to approve the issuance of a Conditional Use Permit for construction of a new structure on parcel 6-27-113, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance. The Permit is approved subject to the following conditions:***

- 1. Any variation from plan commission approved plans including exterior materials, building opening or general building form will require a new CUP approval.***
- 2. Parking Requirements Waived per Section 130-798***

B. Review of Preliminary and Final Land Division Application for the creation of 3 lots on 6-27-933.03 located at 288 N Fourth Street.

- i. **Initial staff and applicant comments.** Sergeant summarized his staff report, noting the addition of an email from City Engineer regarding water and sewer service to parcel.
- ii. **Public Hearing.** Hurlley opened the public hearing at 6:33pm and closed it at 6:36pm with no comments from the public.
- iii. **Plan Commissioner questions and comments.** Commission discussed the proposal.
- iv. **Motion with conditions.** ***Hamman made a motion, seconded by Cole that was approved unanimously to approve the final certified survey map to divide parcel 6-27-933.03 at 288 N Fourth Street, into three parcels finding that the application is in the public interest and meets the objectives contained within Section 110-102(g) of city ordinances with the following conditions:***
 - 1. Applicant works with City Engineer to understand serviceability of future buildings by municipal water and sanitary sewer***

C. Discussion and approval of 2018 meeting dates.

8. Old Business

9. Monthly Reports

- a. **Report from the Community Development Director.**
 - i. **Report on permitting activity by Zoning Administrator.** None
 - ii. **Report on enforcement.** None
 - iii. **Other**
- b. **Report of the Evansville Historic Preservation Commission.** None
- c. **Report on Common Council actions relating to Plan Commission recommendations.** None
- d. **Report on Board of Appeals actions relating to zoning matters.** None

e. Planning education/news:

10. Next Meeting Dates: Monday, January 2, 2018 at 6pm

11. Motion to Adjourn by Hammann, seconded by Cole, passed unanimously.